



DSP-19014



TONIGHT'S AGENDA

- PROJECT OVERVIEW
- SITE PLAN UPDATES
- DESIGN UPDATES
 - Amenities
 - Interiors



THE NRP GROUP OVERVIEW

- 25 Years, over 300 projects completed, 3x National Multifamily Developer of the Year
- Development, Construction, and Property Management All Internally
- Three Projects at Prince George's County Metro Stations:
 - Greenbelt, Largo, & Prince George's Plaza
- “Everly at Largo Station” is Now Under Construction
- Local Office in Gaithersburg, MD



NRP GREENBELT METRO — PROJECT GOALS

- **Deliver the First T.O.D. at the Greenbelt Metro Station**
- **Deliver Residential to the Capital Office Park (Greenbelt Office > 30% Vacant)**
- **Provide the Highest Quality Urban Design for the Cherrywood & Ivy Intersection**
- **Provide Multiple Means & Methods to Get to the Metro (Bus Ridership & Capital Bikeshare)**
- **Provide a Wide Variety of Unit Types With Best-in-Market Unit Finishes & Amenities**
- **Maximize the Sustainability of the Project**
- **Minimize Visibility of Surface Parking**
- **Transition a Vacant Site to a Taxable Use**

NRP GREENBELT METRO — PROJECT HIGHLIGHTS

- Site was previously approved as 3 Large office buildings surrounded by visible parking fields
- 354 Multifamily Units
 - (Mix of Studios, 1BRs, 2BRs, & 3BRs)
- Residential Clubhouse & Amenity Building
- .6 Mile Walk to the Greenbelt Metro Station
- Multiple Means & Methods to Get to the Metro Station
- Best in Market Amenities & Unit Finishes

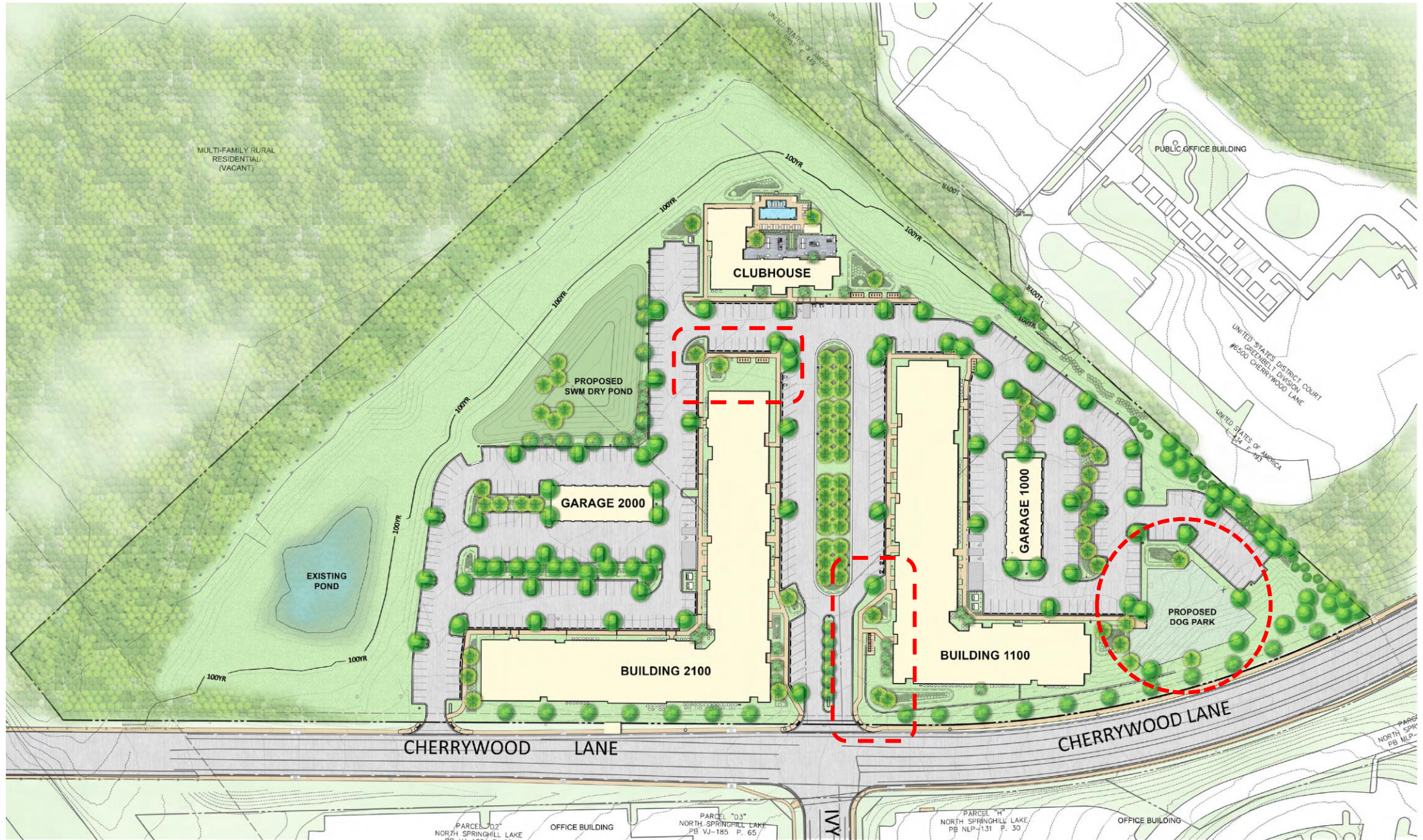


**USDA
LAND**

SITE







MULTI-FAMILY RURAL
RESIDENTIAL
(VACANT)

CLUBHOUSE

GARAGE 2000

BUILDING 2100

GARAGE 1000

BUILDING 1100

PUBLIC OFFICE BUILDING

UNITED STATES DISTRICT COURT
GREENBELT DIVISION
#6500 CHERRYWOOD LANE

UNITED STATES OF AMERICA

EXISTING
POND

PROPOSED
DOG PARK

CHERRYWOOD LANE

CHERRYWOOD LANE

PARCEL "D2"
NORTH SPRINGHILL LAKE
PB VJ-185 P. 65

OFFICE BUILDING

PARCEL "D3"
NORTH SPRINGHILL LAKE
PB VJ-185 P. 65

N

PARCEL "H"
NORTH SPRINGHILL LAKE
PB NLP-131 P. 30

OFFICE BUILDING

PARCEL
NORTH SPRINGHILL LAKE
PB NLP-131 P. 30





DIRECT ENTRY UNITS / STOOPS



ANGLED PARKING – SOME OF OUR FAVORATE PLACES



McHenry Row



Hoboken, NJ



Hampden (Balt)

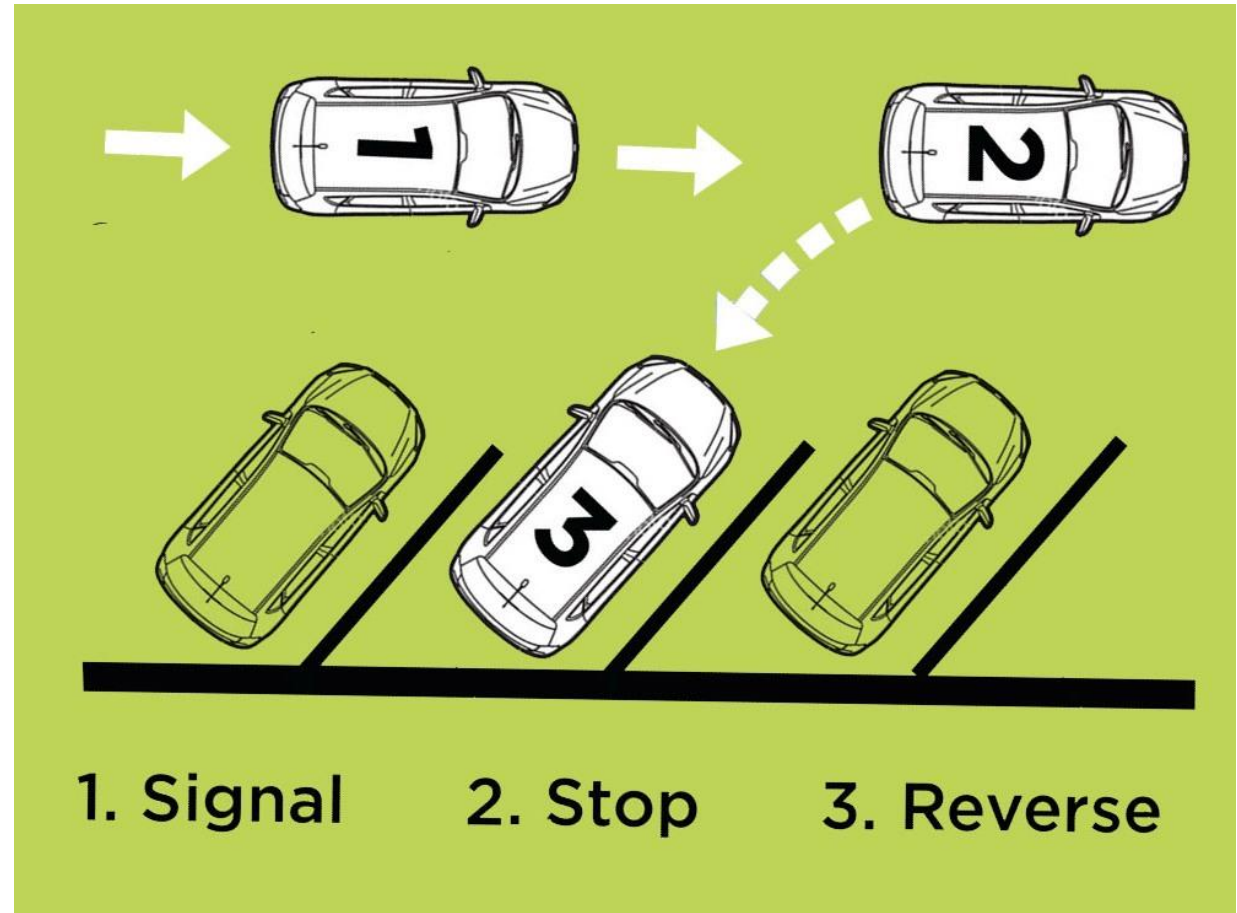


Pearl Street, Boulder



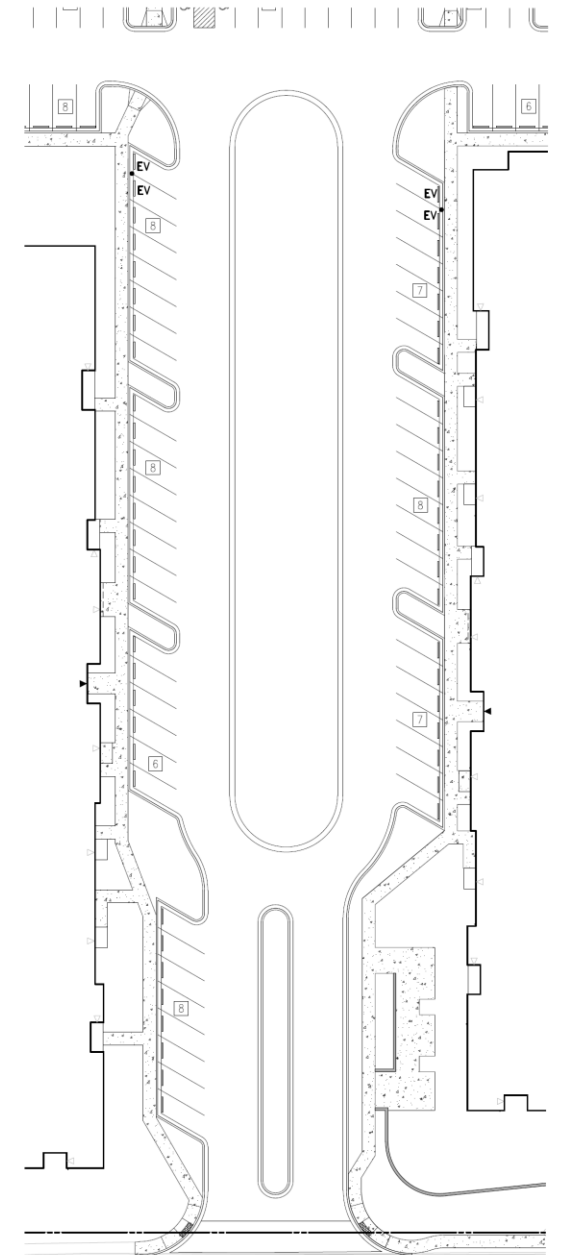
Bethany Beach, DE

REVERSE ANGLED PARKING – REVERSE?



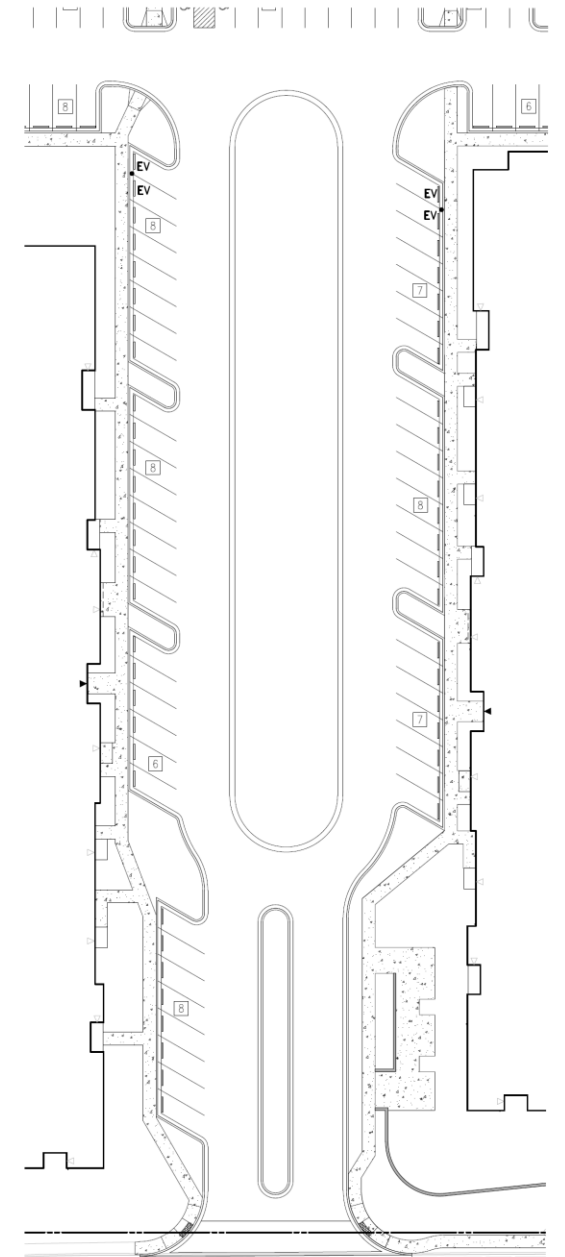
REVERSE ANGLED PARKING — REVERSE?

BENEFITS	DESCRIPTION
Headlights	Eliminates headlights shining into units
Backing Out Reduced Collisions	Eliminates backing into traffic flow. Easier to back-in on an angle
Traffic / Speed Calming	Stacking cars have to slow (similar to parallel)
Cyclist Safety	Eliminates “dooring” of cyclists
Loading / Unloading	Loading and unloading occurs from sidewalk
Children / Circulation	Door becomes a shield from traffic & automatically directs passengers (especially younger) to sidewalk
Entering Traffic Flow	Full view of oncoming traffic before exiting space
Back-up Cameras	Standard on all cars now ??
Proven Data	Many jurisdictions have already quantified the benefits

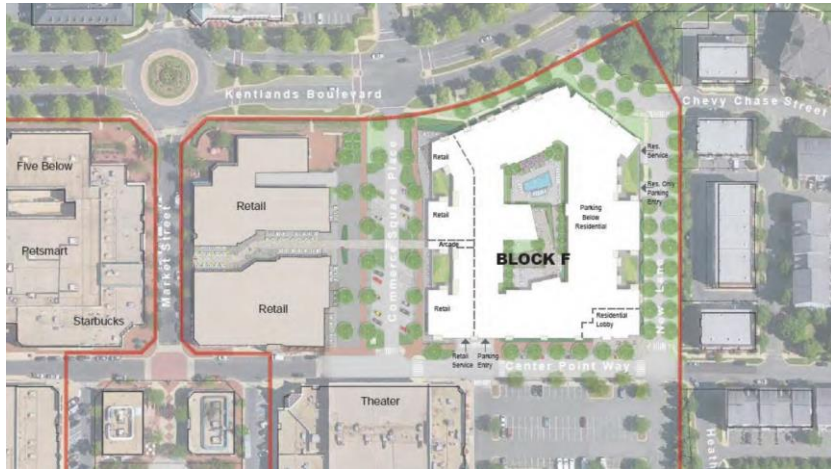


REVERSE ANGLED PARKING — EVERYBODY'S DOING IT!

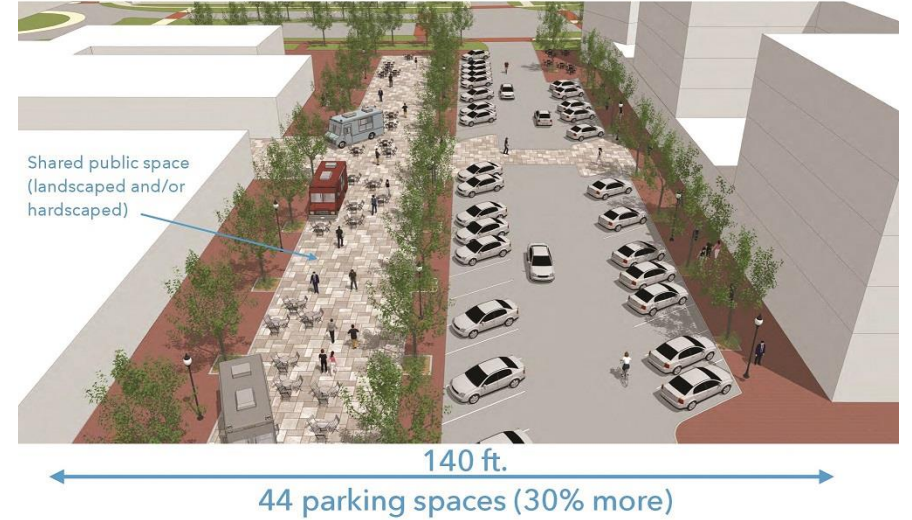
Birmingham, AL
Burnaby, BC
Charlotte, NC
Chico, CA
Everett, WA
Hoboken, NJ
Honolulu, HI
Indianapolis, IN
Knoxville, TN
Marquette, MI
Montreal, QC
New York, NY
Olympia, WA
Plattsburgh, NY
Portland, OR
Pottstown, PA
Salem, OR
Salt Lake City, UT
San Francisco, CA
Seattle, WA
Syracuse, NY
Tacoma, WA
Tucson, AZ
Vancouver, WA
Ventura, CA
Washington, DC
Wilmington, DE (in use for almost 60 years)
And many, many more



ANGLED PARKING – KENTLANDS!



DPZ's Proposal: (Street: 41% for cars/59% for pedestrians)



RENDERING – CENTER POINT WAY



RENDERING – KENTLANDS BOULEVARD



LOCATION / TRANSIT SUSTAINABILITY FEATURES

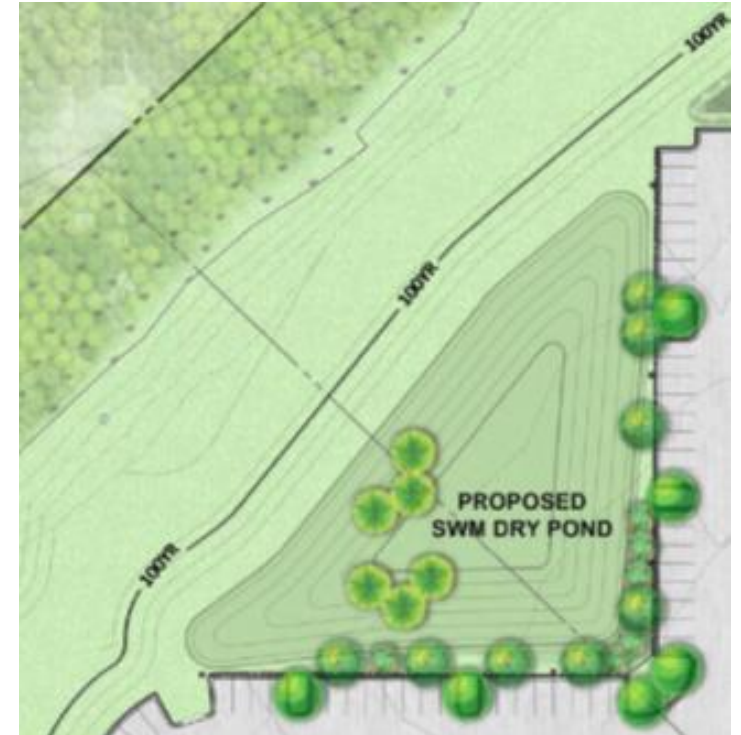


- Site was Previously Approved for (3) Office Buildings
- Multifamily Project Will Establish a Mix of Uses for the Capital Office Park
- Results in a 78% Reduction in Daily Automobile Trips (From Previously Approved Office)
- First Transit-Oriented-Development at Greenbelt's Metro Station (85% of NRP Mid-Atlantic's Projects are T.O.D.)
- New Bus Shelter in Front
- 4 Different Ways to Get to the Greenbelt Metro Station (Without a Car). Benefits Office Park too.
- Significant Bicycle Amenities:
(Bikeshare, Dedicated Bike Lanes, 130 Interior Bike Parking Spaces, Bike Repair Facility)
- On-site Amenities to Significantly Reduce Automobile Trips
- Electrical Vehicle Charging Stations Come Standard at NRP (6 Planned for this Project with Ability to Add More)

	AM TRIPS	PM TRIPS	TOTAL TRIPS
OFFICE BUILDINGS	945	875	1,820
PROPOSED MULTIFAMILY	184	212	396

SITE SUSTAINABILITY FEATURES

- 36% of the Site is Preserved
- Project Preserves Existing Floodplain Elevation
- Project Reduces Runoff Into the Indian Creek Watershed (No SWM Currently)
- Additional Pond is Included to Attenuate Up to a 100-Year Storm Event
- Over 30 ESD's Have Been Included and Distributed Throughout the Project
- Construction PM is LEED Accredited

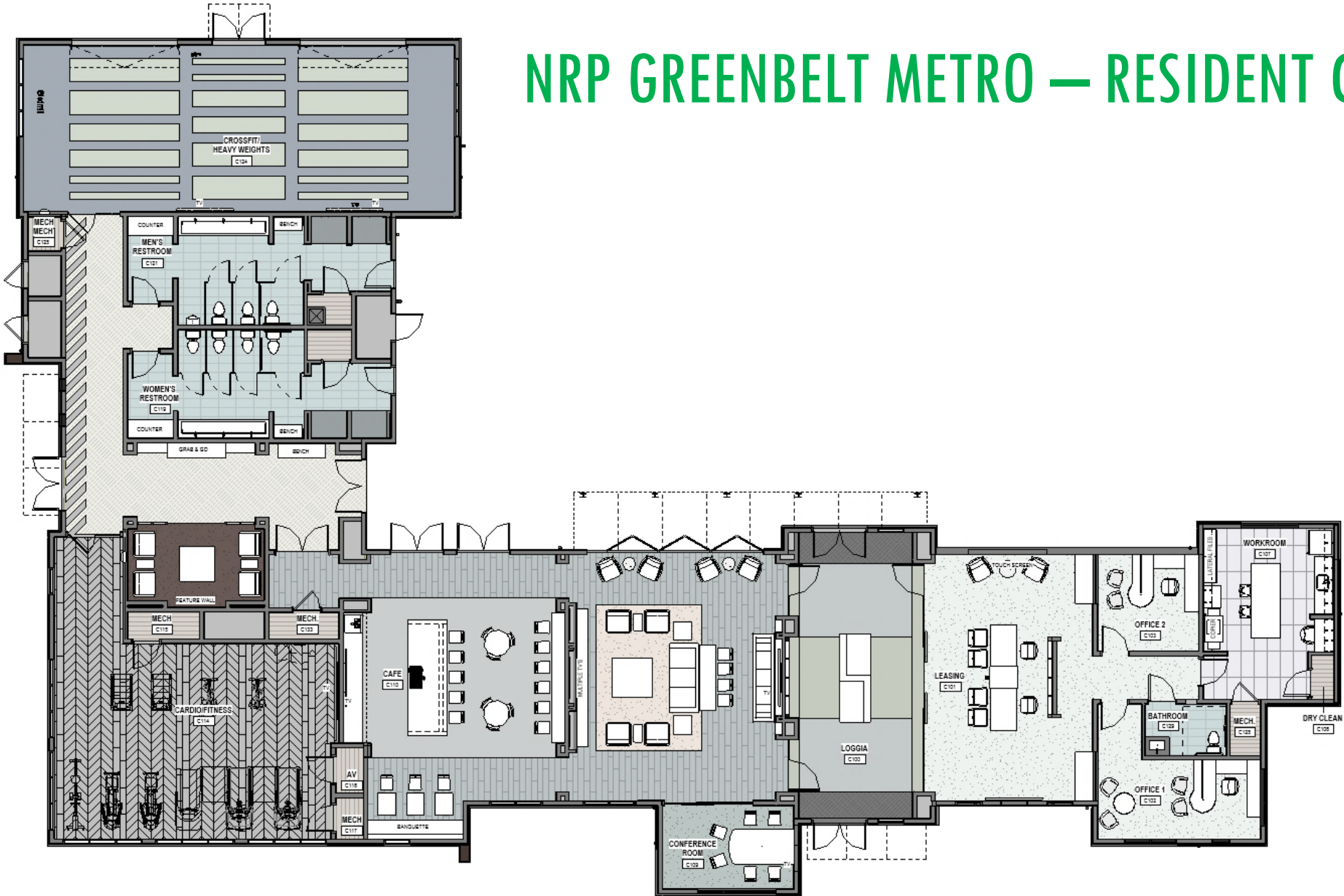


NRP GREENBELT METRO — AMENITIES

- **Separate Resident Clubhouse & Amenity Building**
- **Resort-style Swimming Pool**
- **Work-From-Home Support (Business Center)**
- **Club-quality Fitness Center On-Site**
- **Package Lockers**
- **Dog Park & Interior Dog Spa**
- **Significant Bike Amenities (Interior Storage)**
- **24/7 On-Site Maintenance**
- **Social Programming**
- **Detached Garages**
- **Capital Bikeshare Station**



NRP GREENBELT METRO — RESIDENT CLUBHOUSE



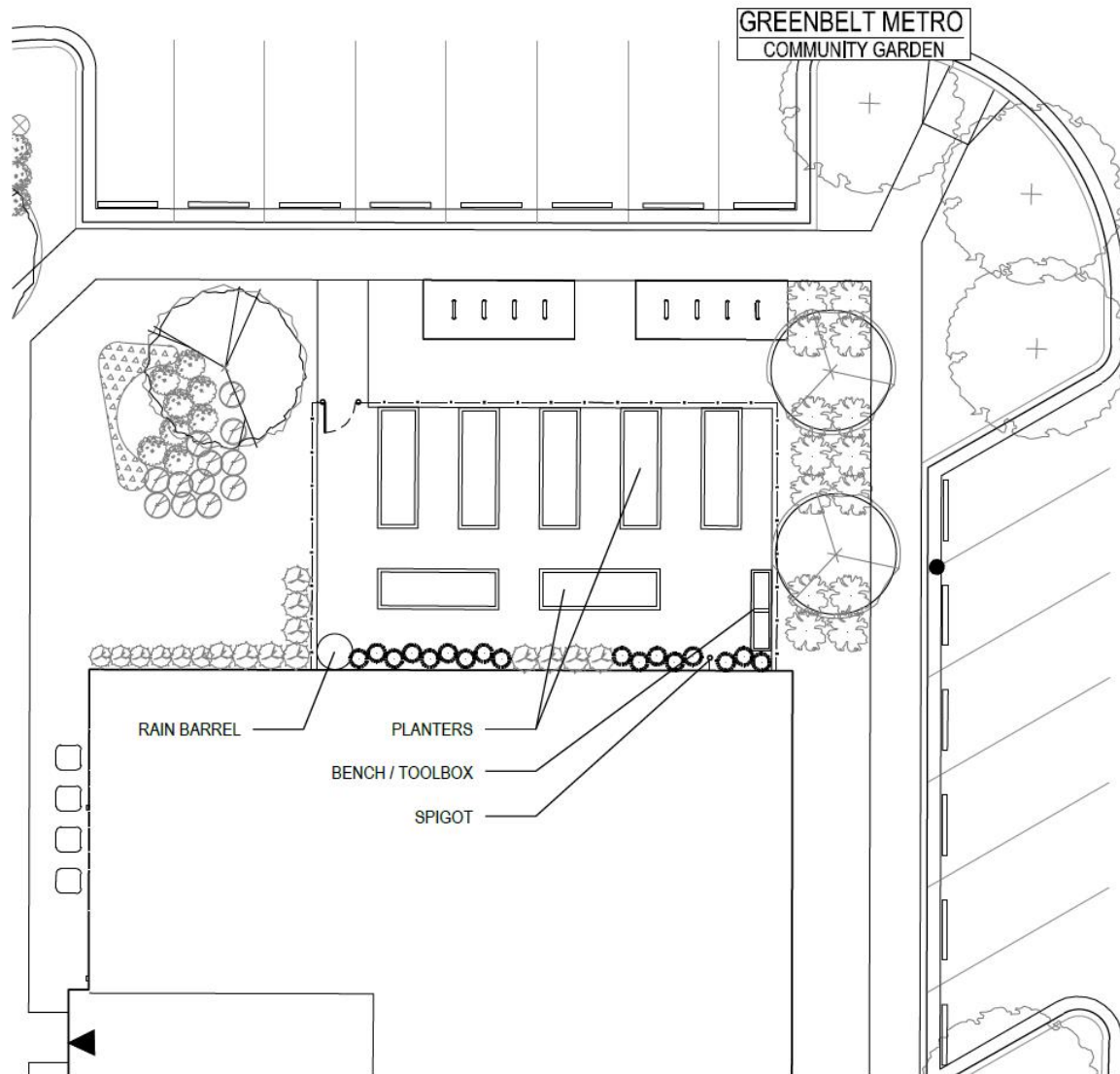
NRP GREENBELT METRO — RECREATIONAL AMENITIES BUDGET



Clubhouse (Building Only)	\$912,768
Grills, Fire Pit, Pet Waste & Bike Racks	\$49,358
Bike Racks	\$31,000
Dog Spa Equipment	\$4,470
Fitness Equipment	\$106,000
Swimming Pool & Pool Equipment	\$150,000
Pool Deck	\$75,000
Dog Park / Tot Lot	\$80,000
Community Garden	\$30,000
TOTAL	\$1,438,596



RECREATIONAL AMENITIES — COMMUNITY GARDEN



RECREATIONAL AMENITIES — COMMUNITY GARDEN



JUNE 20TH - 9 AM

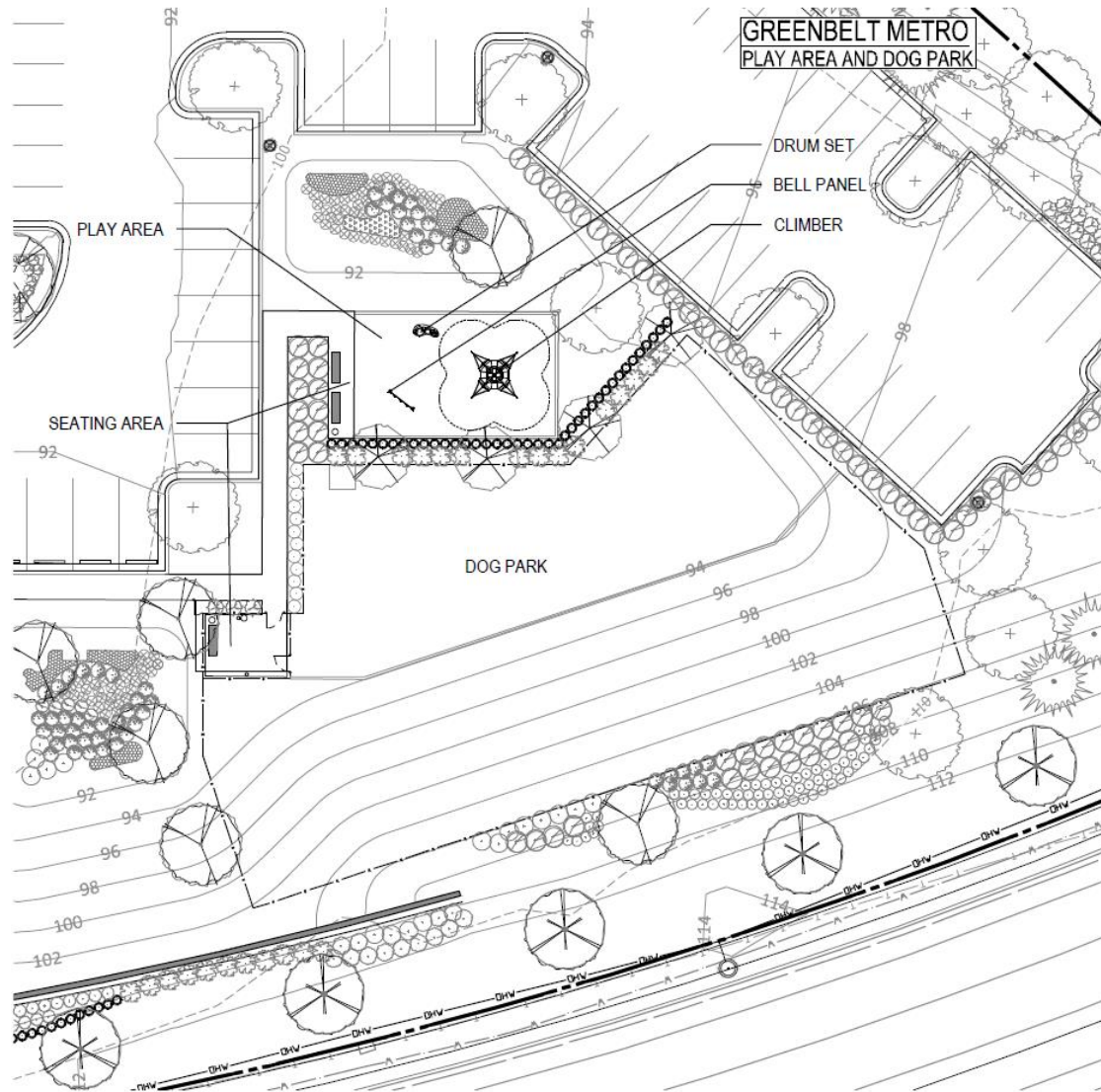


JUNE 20TH - 12 PM

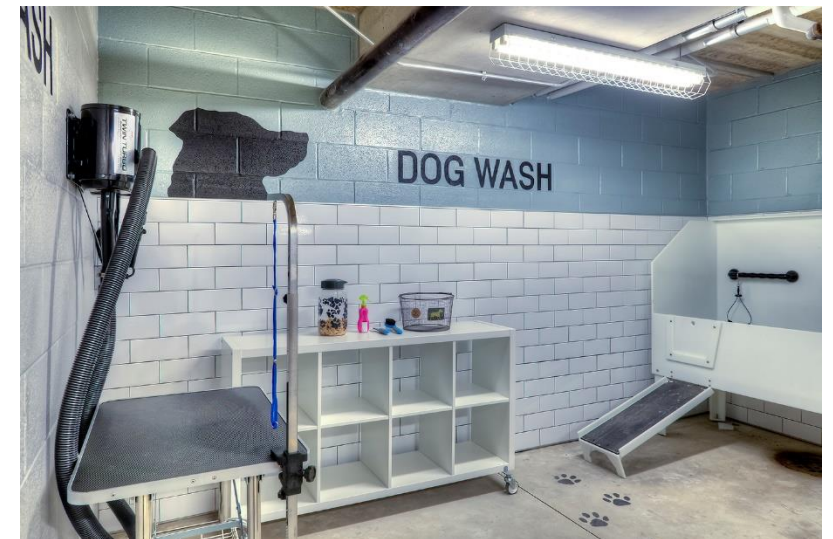
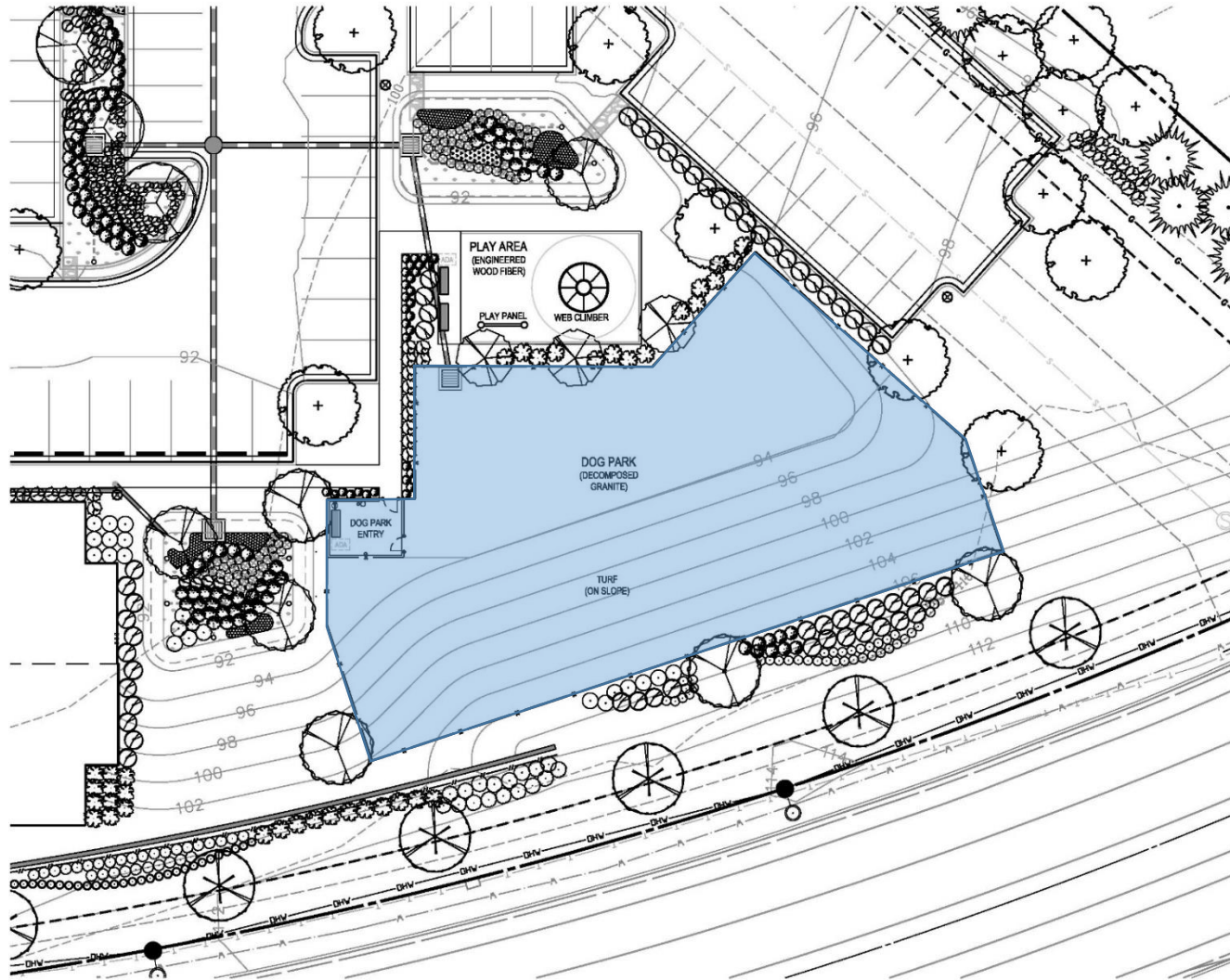


JUNE 20TH - 3 PM

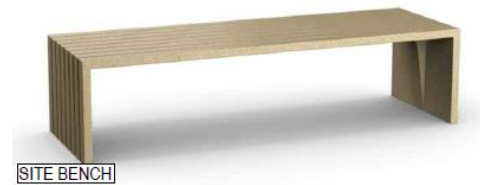
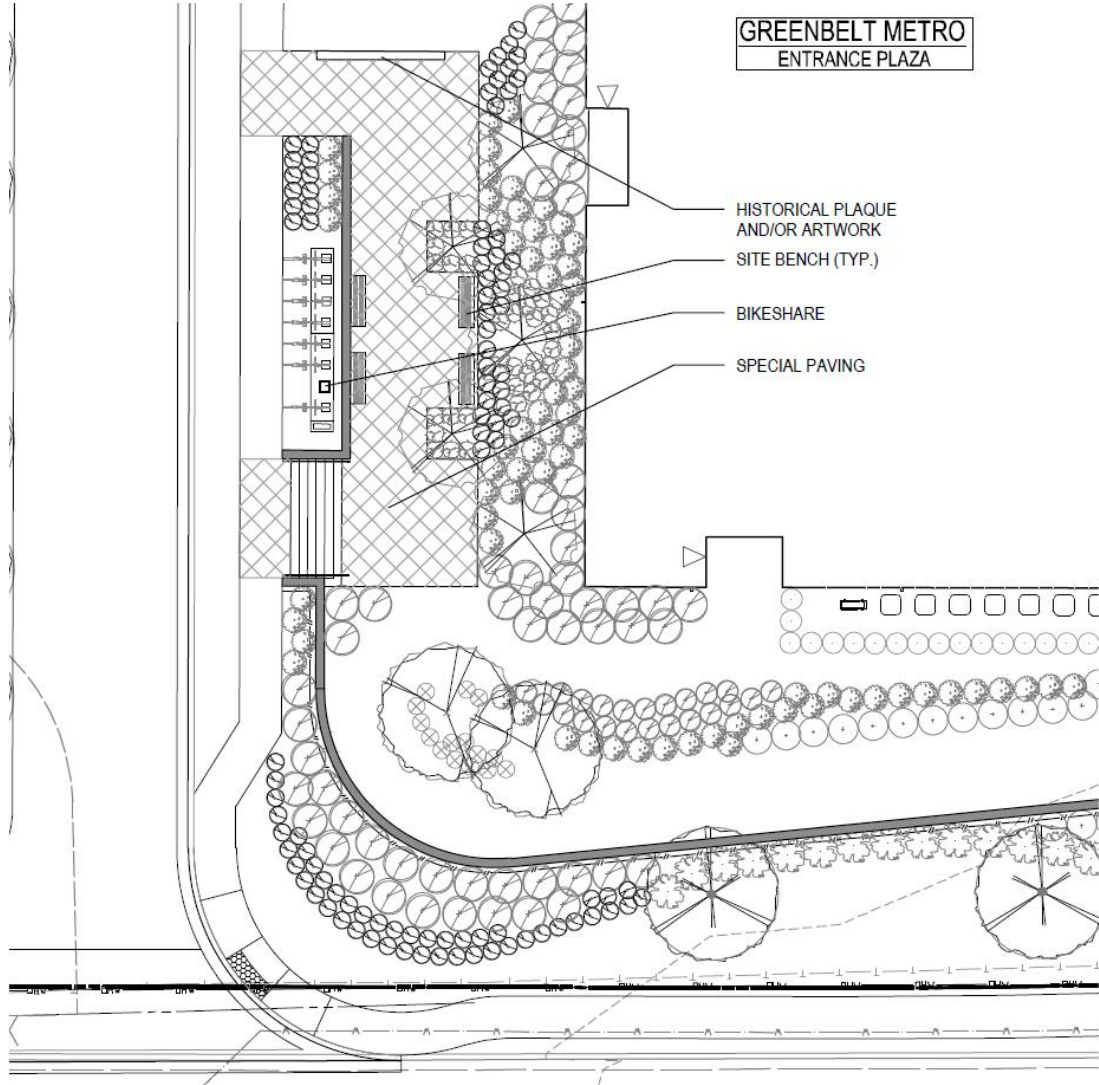
RECREATIONAL AMENITIES — PLAYGROUND



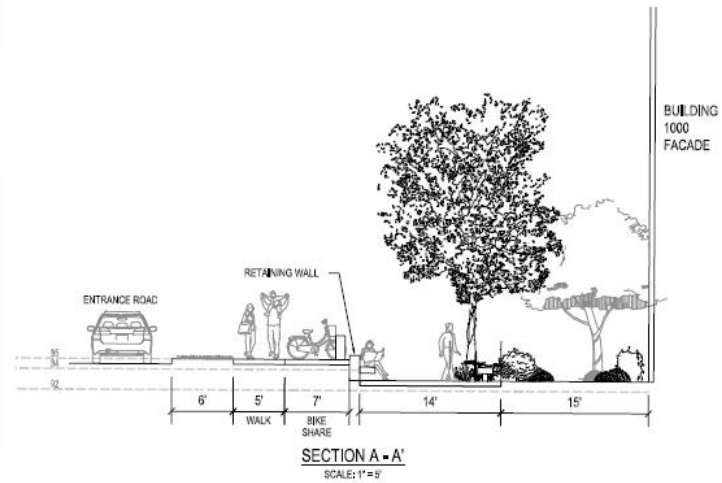
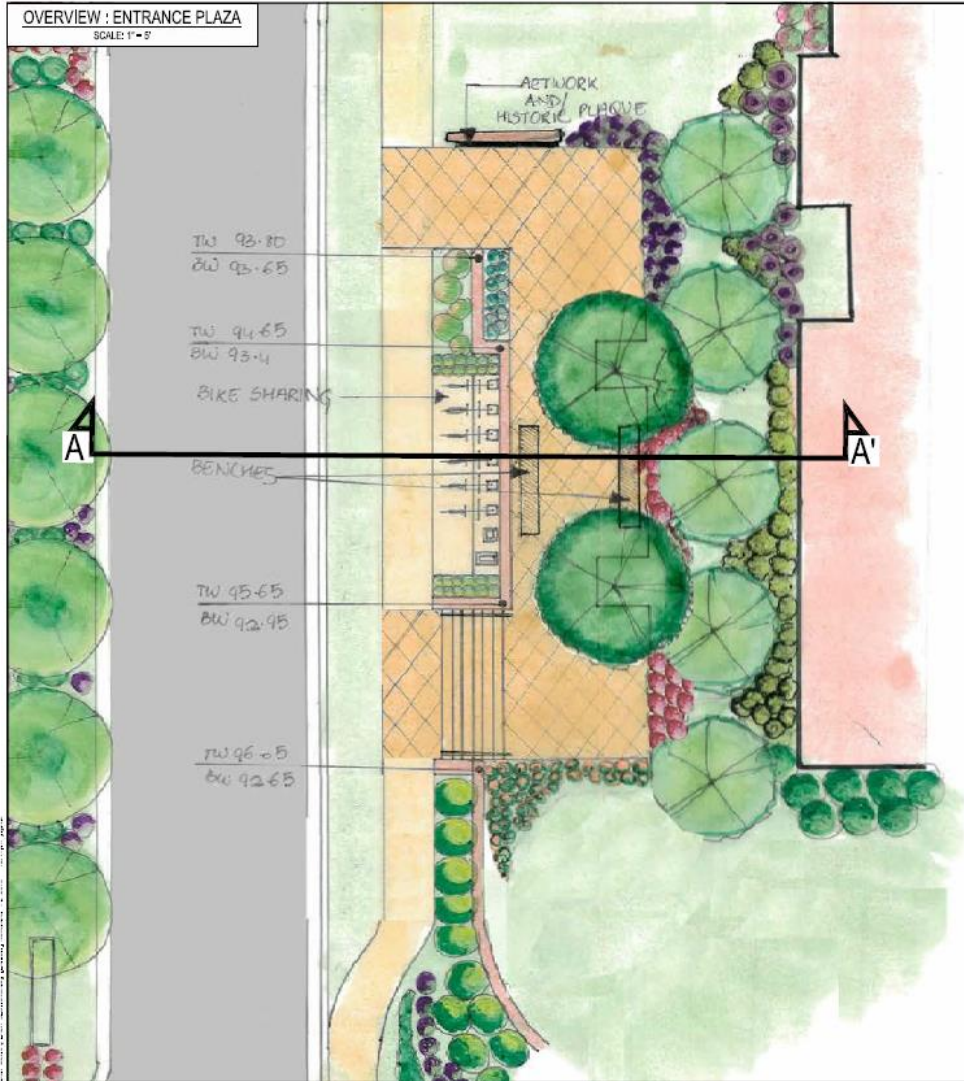
RECREATIONAL AMENITIES — DOG PARK



DESIGN UPDATES — PUBLIC PLAZA (ART OR HISTORICAL)



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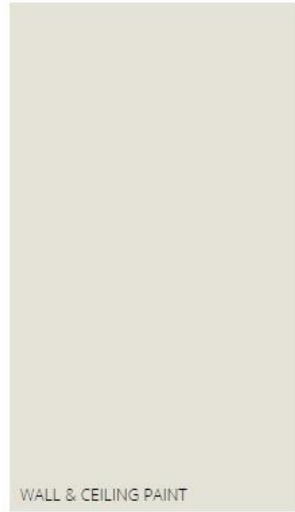
DESIGN UPDATES — PUBLIC PLAZA (ART OR HISTORICAL)



DESIGN UPDATES — PUBLIC PLAZA (ART OR HISTORICAL)



DESIGN UPDATES — INTERIOR UNIT FINISHES



WALL & CEILING PAINT



KITCHEN BACKSPLASH



COUNTERTOP



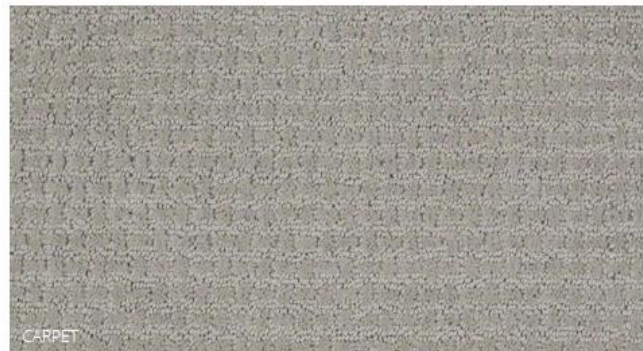
TRIM & ENTRY DOOR PAINT



MILLWORK



SHOWER/BATH TILE



CARPET

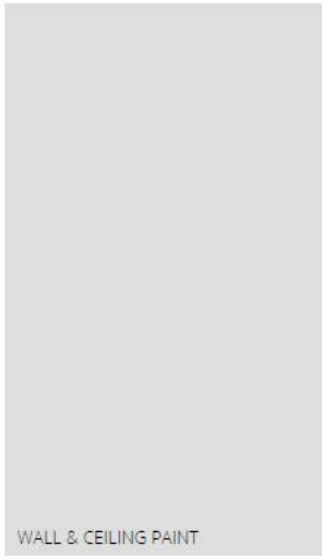


LVT



BATHROOM TILE

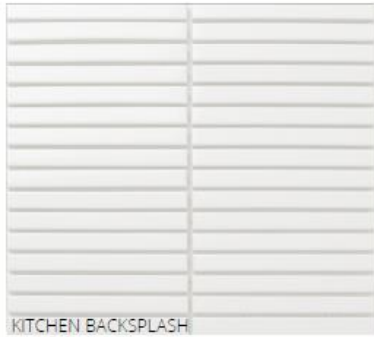
DESIGN UPDATES — INTERIOR UNIT FINISHES



WALL & CEILING PAINT



TRIM & ENTRY DOOR PAINT



KITCHEN BACKSPLASH



COUNTERTOP



MILLWORK



SHOWER/BATH TILE



CARPET



LVT



BATHROOM TILE

DESIGN UPDATES — INTERIOR UNIT FINISHES



DISCUSSION